

AGENDA

Lake Park Town Commission

Town of Lake Park, Florida

TOWN COMMISSION

COMPREHENSIVE PLAN MEETING

Wednesday September 19, 2007 at 7:30 p.m.

Lake Park Town Hall

535 Park Avenue

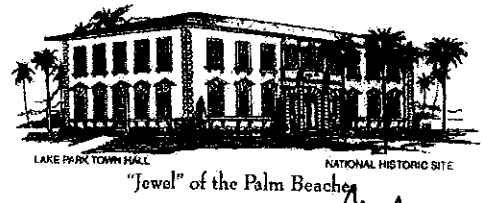
Paul Castro	—	Mayor
Edward Daly	—	Vice Mayor
G. Chuck Balius	—	Commissioner
Jeff Carey	—	Commissioner
Patricia Osterman	—	Commissioner
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Maria V. Davis	—	Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez	—	Town Clerk

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. DISCUSSION
Comprehensive Plan.
- E. ADJOURNMENT

Town of Lake Park

Community Development Department



Workshop Date: September 19, 2007
Memo Date: September 13, 2007

Patrick Sullivan, AICP, Director

To: Town Commission

Re: Comp Plan Workshop

On Wednesday September 19th the Community Development Department will be facilitating a workshop with the Town Commission and the Corradino Group, the Town's consultant that is preparing the required amendments and updates to the Town's Comprehensive Plan. The purpose of this workshop is to provide a forum for the Town Commissioners to discuss the preliminary goals and objectives of the Plan update so that the consultants are able to translate the wishes and desires of the Commissioners and utilize that guidance in updating the plan.

Much of the update to the Plan requires plugging in current demographics; updating maps, soils, concurrency, etc. This is the technical update to the Plan that doesn't require commission or public input. The numbers are the numbers. In addition to the updates there are new requirements for the Plan that the State has mandated. The adoption of the South Florida Water Management District's plan is required by statute as is the county's school concurrency plan. Since these are mandated we won't be spending a lot of time reviewing these issues.

The areas we will be reviewing are the issues that came up during the EAR process. As you may recall the EAR is required by State statute and it is further required to adopt EAR based amendments that address the issues that were raised in during the adoption of the EAR.

There were nine major issues identified in the EAR:

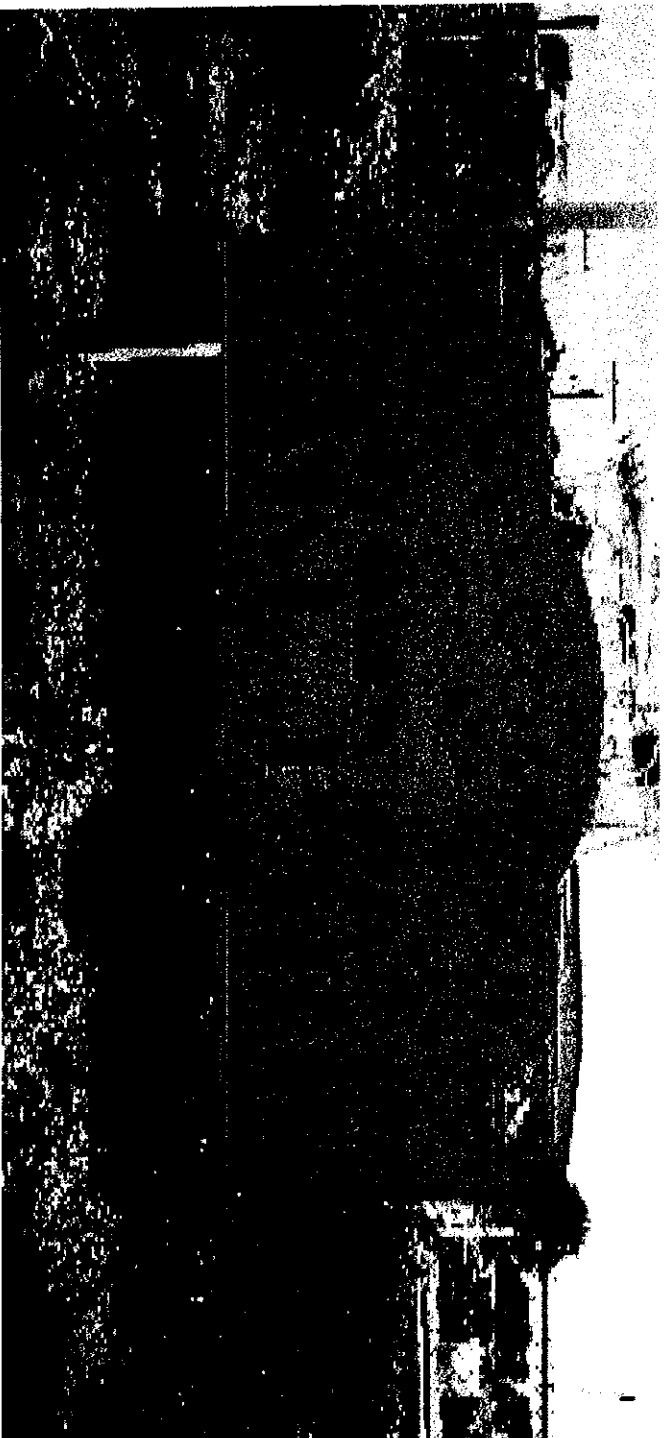
- ISSUE 1: Town, Police and Fire Services
- ISSUE 2: Community Design and Architecture
- ISSUE 3: Improved Roadways and Drainage
- ISSUE 4: Mass Transit
- ISSUE 5: Historic Preservation
- ISSUE 6: Improved Parks and Recreation Facilities and Activities
- ISSUE 7: Economic Development
- ISSUE 8: Residential Density
- ISSUE 9: Preservation of Small Town Character

These issues form the basic foundation for the Plan update. It is these issues that the consultants will be discussing with you to see if they are still relevant. The workshop will give you an opportunity to discuss these issues amongst yourselves and provide guidance to the consultants. This is also an ideal time to bring other issues to the table that you might like to see the Plan address.

I have enclosed a copy of the outline that the consultants used when they presented to the Planning and Zoning Board.

Patrick Sullivan, AICP Director
Community Development Department
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psullivan@lakeparkflorida.gov

City of Lake Park
2007 Comprehensive Plan
Evaluation and Appraisal Report
(EAR) – Based Amendments



Commission Interviews
July 24 and 26, 2007

EAR- Based Amendments

- As required by Chapter 163.3191, Florida Statutes (F.S.), each local government in the State of Florida is required to adopt an Evaluation and Appraisal Report (EAR) once every seven years to assess progress in implementing their comprehensive plan. The local government is further required to adopt EAR-based amendments to the Comprehensive Plan within 18 months of the date on which the adopted EAR is found to be sufficient by the State.

EAR-Based Amendments

- The Town of Lake Park's EAR was adopted on May 18, 2006, and found sufficient by the Florida Department of Community Affairs. The Town's EAR-based amendments will be based on the adopted EAR, changes to the State's growth management requirements, and the need to generally update the Comprehensive Plan's goals, objectives and policies.

EAR-Based Amendments

- The nine (9) major issues addressed in the EAR are:
 - Town Police and Fire Services
 - Community Design and Architecture
 - Improved Roadways and Drainage
 - Mass Transit
 - Historic Preservation
 - Improved Parks and Recreation Facilities and Activities
 - Economic Development
 - Residential Density
 - Preservation of Small Town Character.

Comprehensive Plan Elements

- Future Land Use Element
- Traffic Circulation Element
- Housing Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Groundwater Recharge Element
- Coastal Management Element
- Conservation Element
- Recreation & Open Space Element
- Intergovernmental Coordination Element
- Capital Improvement Element

EAR Issue 1 – Town Police and Fire Services

- Monitor and reevaluate contract with Palm Beach County on an annual basis
- Coordinate with the County to address public health and safety issues
- Increase awareness of public safety programs and services

Amendments to address EAR

Issue 1

- Should police and fire service remain a major focus of the EAR-based amendments?
- Do these recommendations reflect the Town's current vision regarding police and fire service?

EAR Issue 2 - Community Design and Architecture

- Provide unified architectural and design standards for designated districts, particularly commercial and industrial areas
- Consider the establishment of an Architectural Review Board to implement and enforce the appearance of new, redeveloped or refurbished structures within the Town limits

Amendments to address Issue 2

- What is the Town's current vision regarding community design and architecture?
- Do these recommendations reflect the Town's current vision regarding community design and architecture?

Issue 3 - Improved Roadways and Drainage

- Establish and annually update a five year Capital Improvements Schedule in accordance with Florida Statutes
- Establish an impact fee schedule for key infrastructure and services
- Periodically evaluate the transportation network, and recommend key improvements

Amendments to address Issue 3

- What are the Town's major capital improvement needs?
- Do these recommendations address the Town's current needs for roadway and drainage improvements?

Issue 4 – Mass Transit

- Explore alternative sources of funding for additional transit stops and/or a local transit system
- Develop and define partnerships with the Metropolitan Planning Organization (MPO), Palm Tran, the Florida Department of Transportation and other applicable agencies or groups in order to maintain the existing mass transit options

Amendments to address Issue 4

- What are the Town's major needs pertaining to mass transit?
- Do these recommendations address the Town's current transit needs?

Issue 5 – Historic Preservation

- Formulate a new Historic Preservation Element (or add additional goals, objectives and policies addressing historic preservation to the Future Land Use Element)
- Create policies to ensure continued preservation efforts and cooperation with the State and National Historic Register
- Consider the provision of additional guidelines and regulations prohibiting the destruction and/or modification of historically significant structures.

Amendments to address Issue 5

- What is the Town's current vision for historic preservation?
- Do these recommendations address this vision?

ISSUE 6 – Improved Parks and Recreation Facilities and Activities

- Adopt Level of Service Standard for parks
- Establish park impact fees
- Identify opportunities for acquisition
- Require parks and open spaces as a component of development and redevelopment

Amendments to address Issue 6

- What are the Town's current recreation and open space needs?
- Do the EAR recommendations address these needs?

ISSUE 7 – Economic Development

- Develop a mixed-use designation that combines residential and non-residential components in a manner that maximizes economic benefits
- Establish economic development zones to retain or attract businesses
- Conduct market studies to attract businesses to downtown
- Coordinate with Palm Beach County Office of Economic Development

Amendments to address Issue 7

- What are the Town's current economic development needs?
- Do the EAR recommendations adequately address these needs?

ISSUE 8 – Residential Density

- Coordinate with Riviera Beach to designate Silver Beach Road as a joint planning area
- Designate mixed-use areas along with bulk and density regulations
- Modify the future land use map to provide densities and intensities that reflect the Town's current vision

Amendments to address Issue 8

- Are residential densities still a major issue in the Town?
- Do the EAR recommendations adequately address this issue?

ISSUE 9 – Preservation of Small Town Character

- Encourage a more pedestrian friendly environment
- Monitor and evaluate the size and intensity of new or redevelopment projects on a case by case basis
- Encourage more community/neighborhood events or festivals

Amendments to address Issue 9

- How can the Town best preserve its existing character?
- Do the EAR recommendations adequately address this issue?

Next Steps

- LPA review and transmittal of proposed amendments to review agencies (First reading of ordinance)
- Receive Objections, Recommendations, and Comments (ORC) Report within 60 days of transmittal
- LPA review and Commission adoption of EAR-Based Amendments within 120 days of receipt of ORC Report (Second reading of ordinance)
- Update Comprehensive Plan in accordance with the amendments